

# Historic Preservation and Local Planning

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Redwood City

- What is Historic Preservation?
- How does preservation relate to Smart Growth and Sustainability ?
- Why integrate preservation into Local Planning and Community Development?



# Historic Preservation is ...



*“Simply having the good sense to hold on to things that are well designed, that link us with our past in a meaningful way, and that have plenty of good use left in them...it is as much concerned with building the future as with holding on to the past.”*

Richard Moe, President, NTHP

# Economics

- Heritage Tourism
- Rehabilitation & Adaptive Reuse
- Affordable housing
- Resource conservation
- Property Values
- Downtown revitalization
- Incubate locally-owned small businesses





# Aesthetics

- Community character vs. Generica
- Promotes community stability - sense of time and place
- Connects the past with the present
- Connects people of today with those who have come before



# Quality of Life

- Mixed use/income neighborhoods
- Retains traditional density
- Pedestrian orientation
- Sense of community
- Decreased crime rates in historic districts
- Preservation of open space & agricultural land

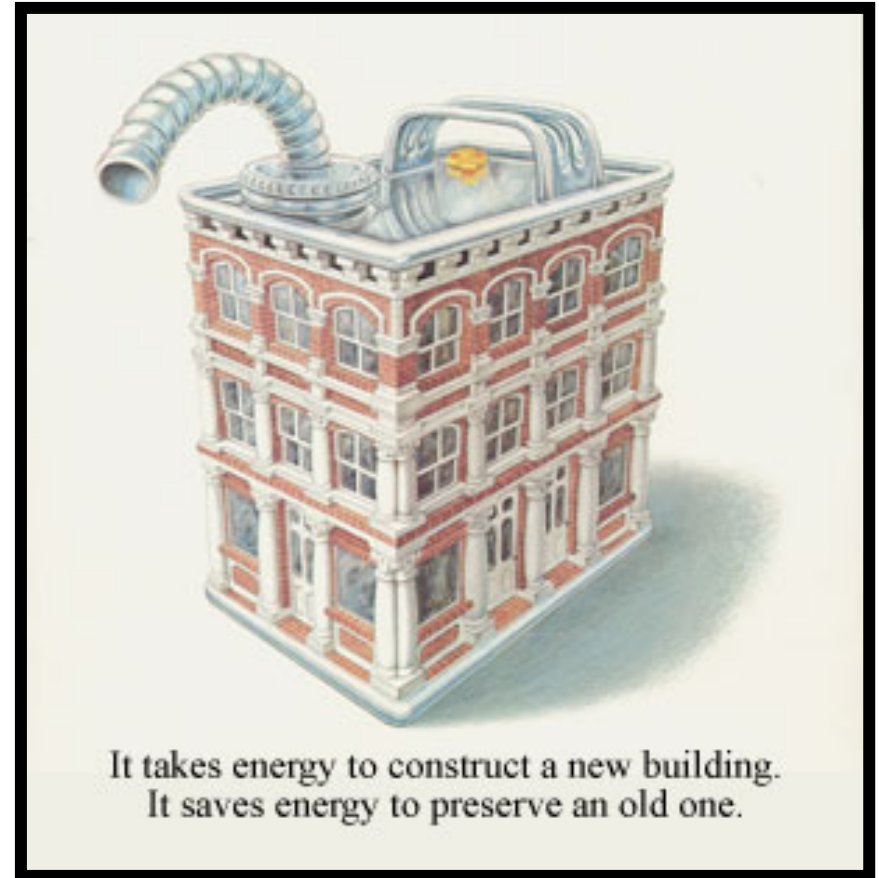


# Preservation = Smart Growth

- Create range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive places with a Sense of Place
- Mix land uses
- Preserve open space and farmland
- Strengthen existing communities
- Take advantage of compact built design

# Historic Preservation is ...

An important component of any effort to promote sustainable development. The conservation and improvement of our existing built resources, including reuse of historic and older buildings, greening the existing building stock, and reinvestment in older and historic communities, is crucial to combating climate change.

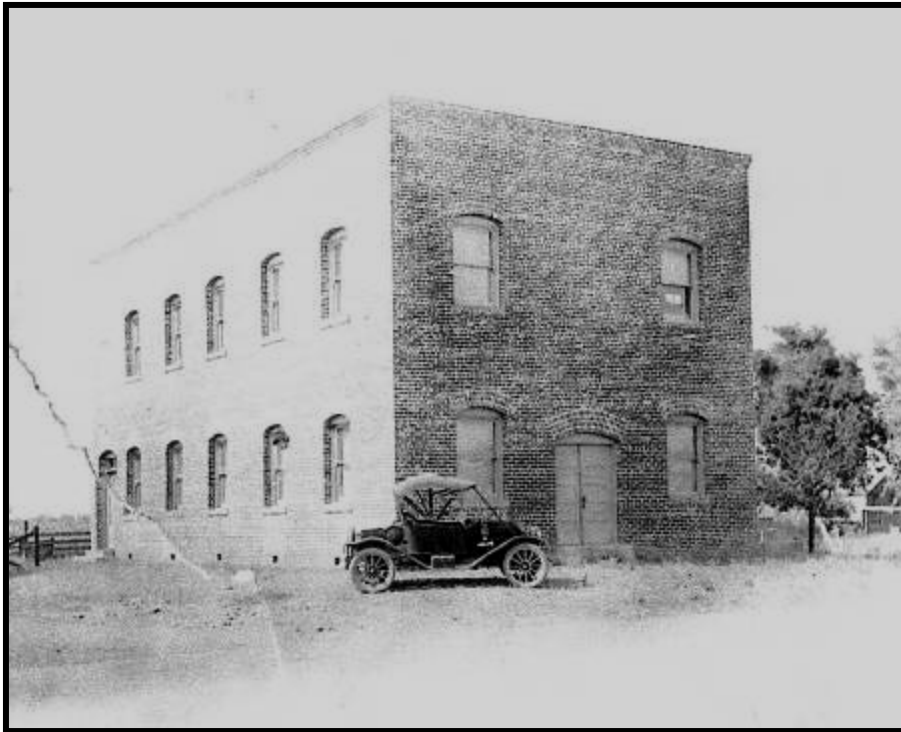


National Trust Sustainability Initiative

[www.preservationnation.org/issues/sustainability/](http://www.preservationnation.org/issues/sustainability/)



*Preservation is inherently an act of sustainable design and...sustainable design is not just about how to make a new building and pass it on to future generations.*



*It's about the ability to use resources wisely & to create places of enduring value to society – places that can be utilized by many generations.*

# Sustainability - Stewardship



## 50,000 sq ft Commercial Building

- Embodied energy: 80 million BTU = 640,000 gallons gasoline
- Demolition: 4000 tons of waste = 26 RR boxcars or 192 million cans
- New construction: carbon release = driving a car 2.8 million miles
  - New construction uses 15 to 30 times the annual energy use of the building

@Advisory Council on Historic Preservation

# Rehab and Adaptive Reuse Makes \$ense

\$1,000,000 Expenditure				
	JOBs	Household Income	State Taxes	Local Taxes
New Highway	34	\$1,200,000	\$100,000	\$85,000
New Building	36	\$1,223,000	\$103,000	\$86,000
<b>Rehab</b>	<b>38</b>	<b>\$1,300,000</b>	<b>\$110,000</b>	<b>\$92,000</b>

Uses existing infrastructure

Conserves energy

Reduces sprawl

*Don't it always seem to go  
That you don't know  
what you've got  
'Till it's gone  
They paved paradise  
And put up a parking lot*

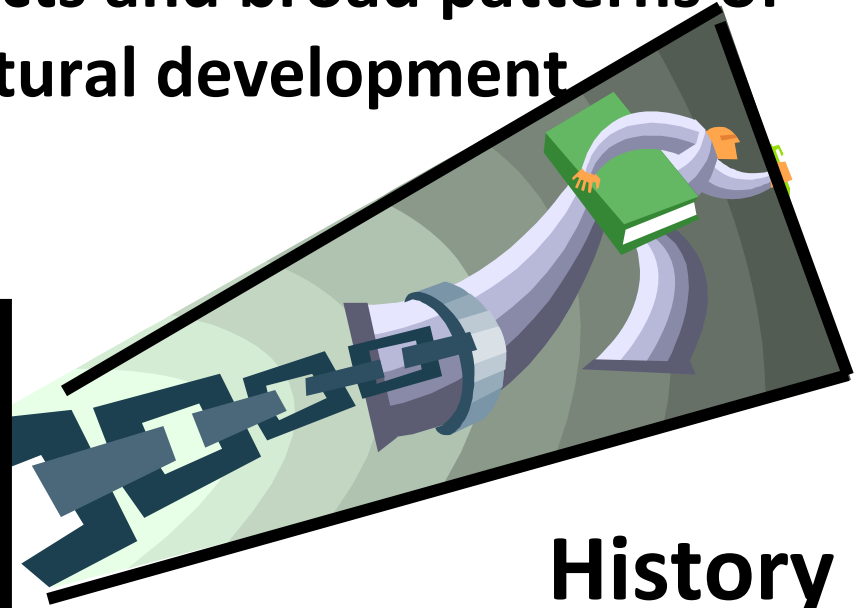


Joni Mitchell, "Big Yellow Taxi"

# What is a Historic Context?

Describe significant aspects and broad patterns of an area's history and cultural development

## Built Environment



## History

Tell the stories that explain how and why the built environment looks the way it does.



# HISTORIC CONTEXTS

- *Synthesize* information about significant historical patterns, events, people, groups, and values.
- *Identify* the property types\* and locational patterns which represent important historic patterns, events, people or groups.
- *Identify* characteristics each property type needs to represent the property type within the context.
- *Identify* eligibility and integrity thresholds.

\*Groupings of individual properties based on shared physical or associative characteristics

# HISTORIC CONTEXTS also

- *Permit* identification, evaluation, and treatment of resources even in absence of complete knowledge of individual properties.
- *Facilitate* better understanding of the relative importance of resources for initial study as well as planning purposes.
- *Identify* additional Information Needs
- *Recommend* Preservation Goals and Strategies
- *Evolve* as additional information is acquired

# HISTORIC CONTEXTS



**Provide the foundation for understanding a community's historical assets –  
what warrants preservation and why.**

# What is a Survey?

Systematic process for

- *Gathering information* about a community's historical resources.
- *Identifying* and
- *Evaluating* the quantity and quality of historical resources for *land-use planning purposes*.



# SURVEYS PROVIDE CLUES

- **What** resources exist?
- **Where** are the resources are located?
- What are the **character defining features**?
- Why are they **significant**?
- Have they retained **integrity**?
- How does each need to be considered in planning?

*Revisit, Reevaluate, Update*





# SURVEY METHODOLOGY

- Research
- Identification
- Evaluation
- Documentation
- Planning



# IDENTIFICATION

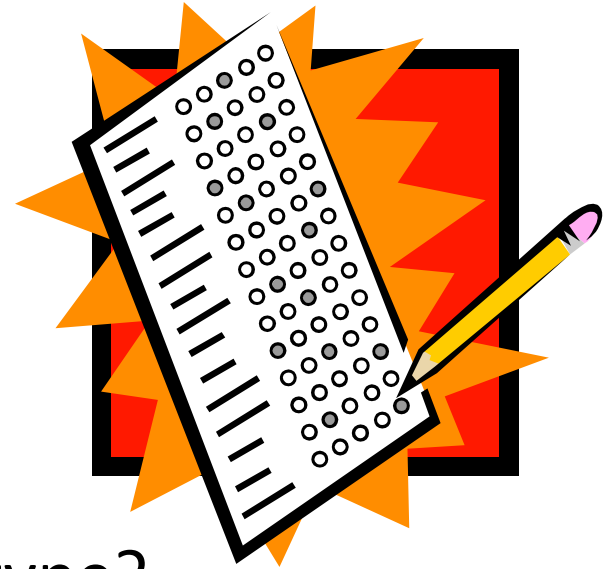
- **Identify** the kinds of historic properties within the surveyed area
- **Identify** potential historic districts
- **Identify** where no historic resources are present
- **Identify** properties that do *not* merit further attention
- **Identify** potentially significant individual buildings or areas which merit further identification and evaluation



# EVALUATION

- What **context** and **property type** does the resource represent?
- What **criteria** apply?
- What is its **significance**?
- Does it have the expected **character-defining features** for its type?
- Is it a **contributor** to a **district**?
- Does it possess the **integrity** characteristics for its property type within the defined context?

**Multiple contexts/multiple periods of Significance?**

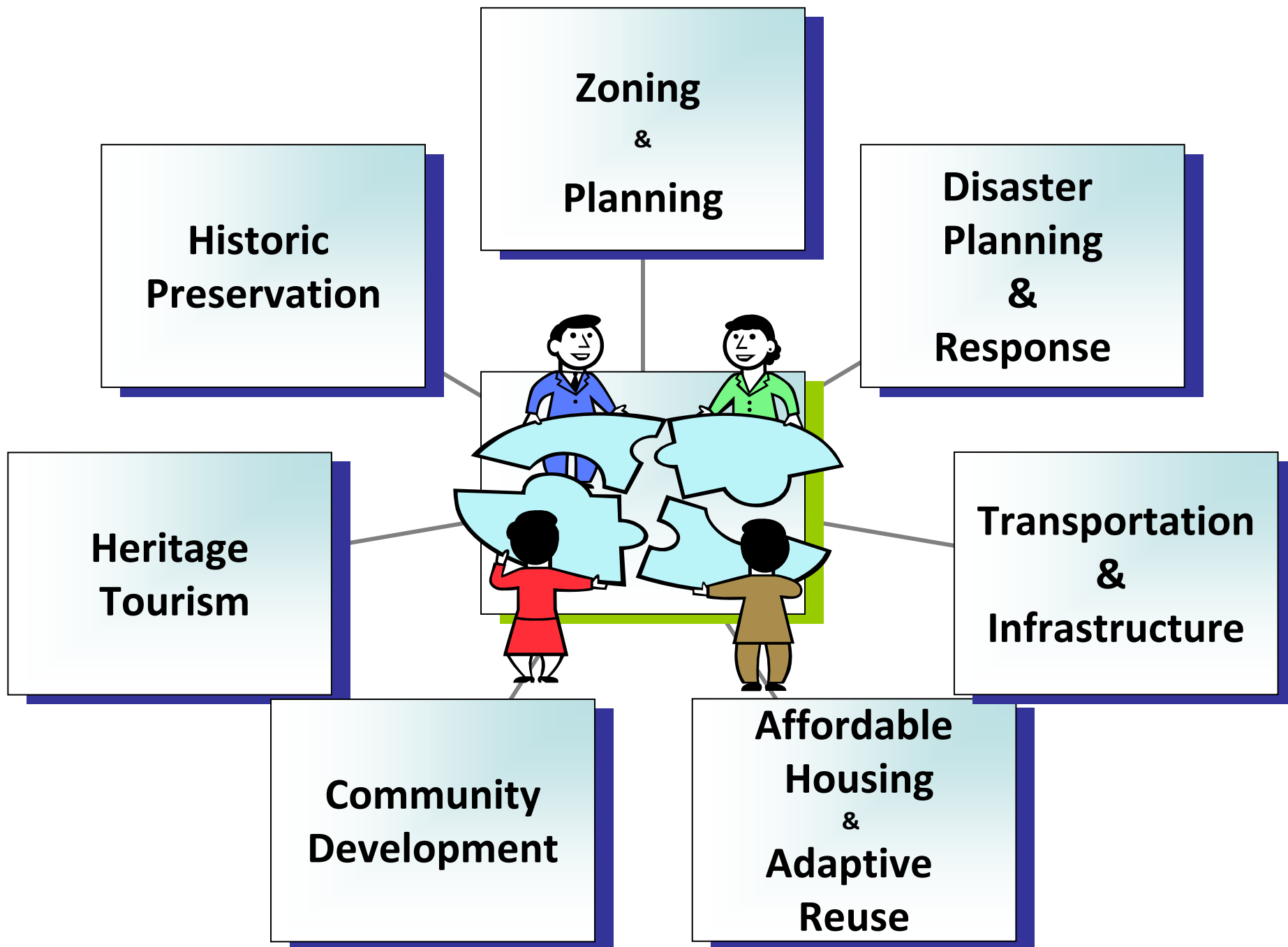


# DOCUMENTATION



- **Document** all historic buildings, structures, sites, objects and potential districts in *sufficient detail* to allow for *informed land use planning decisions*.
- **Define** essential physical features, also called *character-defining features*, that must be present to represent the property's significance.
- Results in an *inventory* of significant properties.

(SURVEY DOCUMENTATION IS **NOT** DESIGNATION)





# Disaster Planning & Response

- Identification of significant historic resources before disaster strikes prevents demolition of buildings that could /should be preserved.
- Disaster response is different for historic buildings: preventative, stabilization, PRC 5028
- Eligibility for FEMA assistance

# Transportation & Infrastructure

- Plan transportation and infrastructure paths to avoid adverse impacts to historic districts and neighborhoods.
- Identify existing infrastructure that is underutilized and/or will need to be upgraded with adaptive reuse.

# Affordable Housing and Adaptive Reuse

- Identify buildings suitable for rehabilitation and develop plans for adaptive reuse of existing housing stock.
- Incubators for small businesses; 85% new jobs from firms <20 people.
- The majority of workforce housing built before 1950.
- Develop design guidelines for compatible infill for historic and conservation districts or neighborhoods.

# Community Development

- Identify zones for redevelopment & revitalization.
- Provide economic and other incentives to promote conservation and preservation.
- Maintain and enhance property values.
- Rehab returns more \$\$\$ to community.
- Foster pride of place and appreciation of cultural heritage.
- Sustain or improve quality of life by maintaining neighborhood character.

# Heritage Tourism

- Identify, preserve, enhance, market the real and unique sense of place.
- Promote and develop business uses compatible with historic districts
- Develop and enforce *Design Guidelines* to retain the character of historic districts and neighborhoods.
- Develop walking/driving bicycle tours of historic areas.



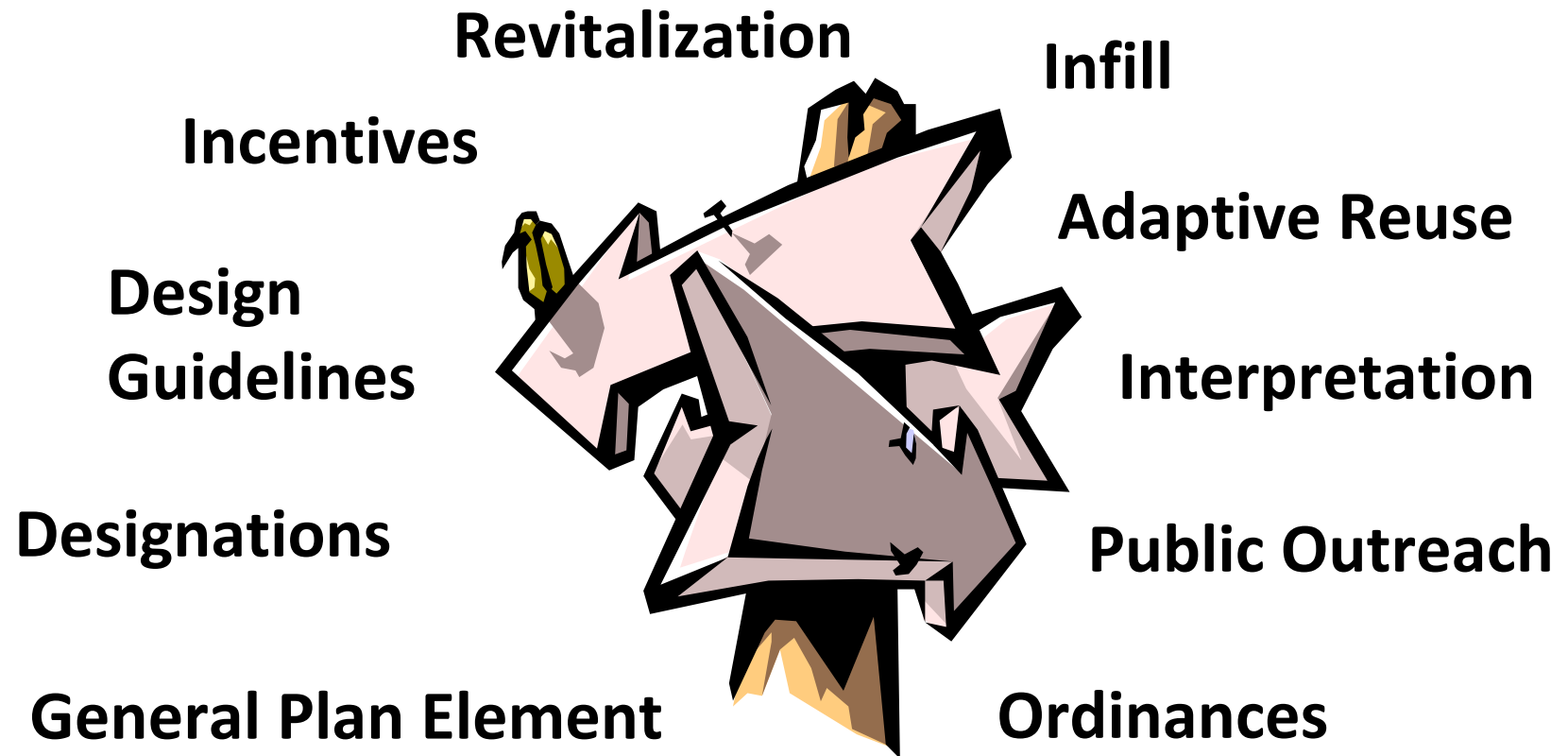
# Historic Preservation

- General Plan Element identifies goals and priorities.
- Preservation Ordinance establishes eligibility criteria and review procedures.
- National Register, California Register and Local designations promote recognition.
- Eligibility for Federal Historic Preservation Investment Tax Credits, Mills Act, Historic Building Code, and other incentives.

# Zoning & Planning

- Historic Districts / HPOZs
- Conservation Districts
- Development Zones
- Design Guidelines and Review
- Infill standards
- Streamline Permit Review Process/COAs
- Facilitate CEQA reviews

# CONTEXTS & SURVEYS



**Provide Direction for Preservation Strategies**

# Historic Resources = A\$\$ET\$

Wise management of assets

- Respect value
- Prolong life
- Effective use
- Multiple benefits
- “Stewardship”



# For More Information:

- National Trust- Historic Preservation & Sustainability
- Donovan D. Rypkema, “Downtown Revitalization, Sustainability, and Historic Preservation”
- Richard Moe, “Sustainable Stewardship: Historic Preservation’s Essential Role in Fighting Climate Change”
- “Guidelines for Local Surveys: A Basis for Preservation Planning,” *National Register Bulletin 24,*
- Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines for Planning, Identification, Evaluation, and Documentation of Historic Resources
- Office of Historic Preservation [www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)